

Retail Space For Lease

Fifth Avenue at Forest Hills
1310 -1350 Fifth Avenue
Garner, NC 27529

Property Summary

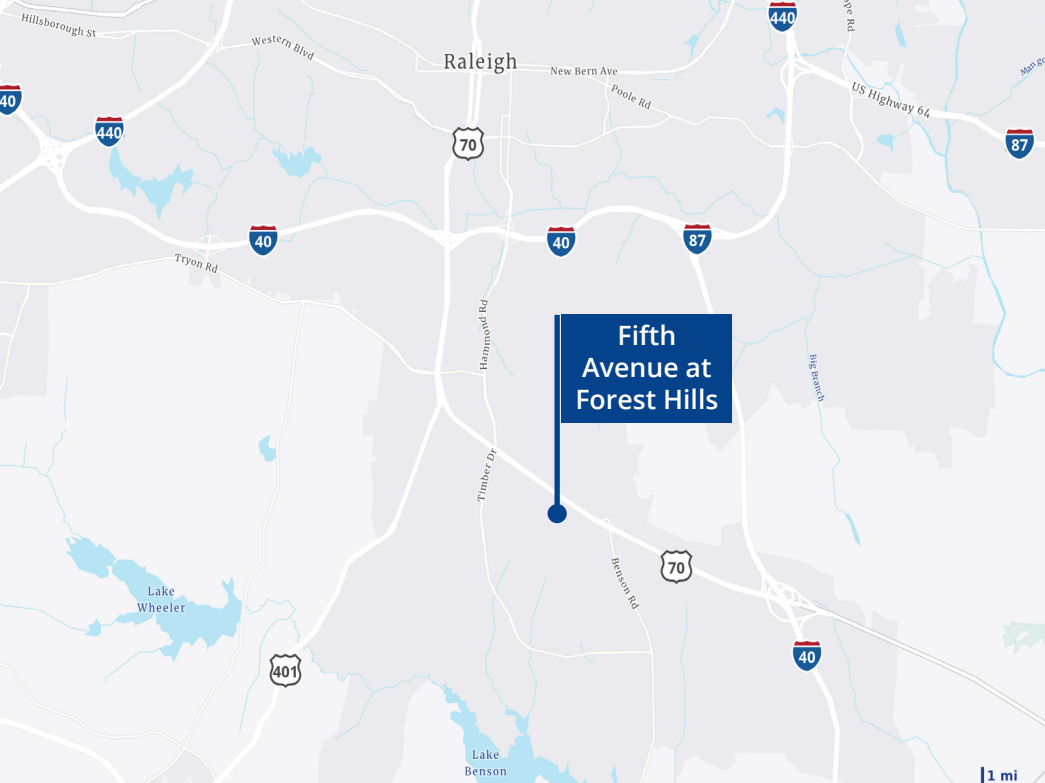
Lease Rate:	\$25.00 / SF NNN
TICAM:	\$4.43 / SF
Building Size:	23,199 SF
Available SF:	Building 1350 - Suite 250: 1,200 SF

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Location

- Located on Highway 70, near I-40 and Highway 401
- Across the street from Food Lion, Truist and Wells Fargo
- High visibility from Highway 70 with a traffic count of 36,000 VPD
- Shopping center serves a population of 46,000 within a 3 mile radius



Demographics

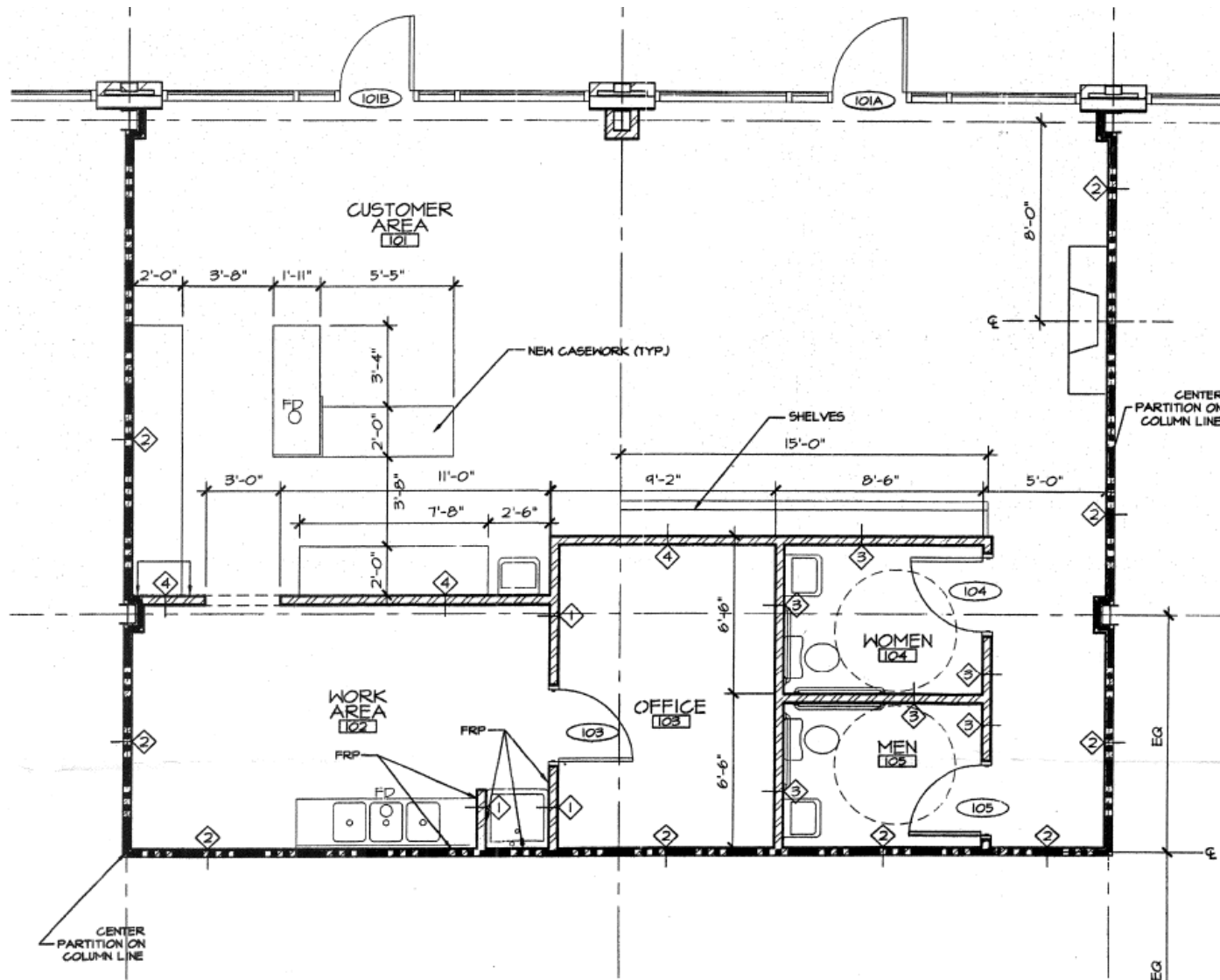
	1 Mile	3 Miles	5 Miles
 Total Population	7,660	46,015	124,855
 Number of Households	3,143	17,984	46,750
 Average Household Income	\$81,904	\$88,954	\$90,727

1350 Fifth Avenue

Suite 250 - 1,200 SF

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